

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/06/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2021/1970/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
17 Vane Close London NW3 5UN							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
REAR GARDEN: 1 x Cypress (Cupressus sempervirens 'Italica') (T1) - Section fell to ground level.							
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) in a conservation area					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The council received one consultation response:</p> <ul style="list-style-type: none"> <li>strongly object to felling of this healthy cypress tree. perhaps it could be moved? / replanted in a more appropriate location away from the building ?</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The section 211 notification is for the removal of a cypress tree from the front garden of a residential property that is situated within the Hampstead Conservation Area.

The cypress tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is not considered to be a noteworthy example of its species and is no known cultural or historical significance. The tree is not of a rare species.

The tree is growing in close proximity to the front elevation of the property and is yet to achieve its ultimate size and form. There is insufficient space for the tree to do so and this species does not tolerate pruning well.

It is not expedient for the council to serve a tree preservation order to protect the tree.

The council does not object to the proposed works.